

Heritage Evaluation – 1984 Yonge Street

Date: June 12, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

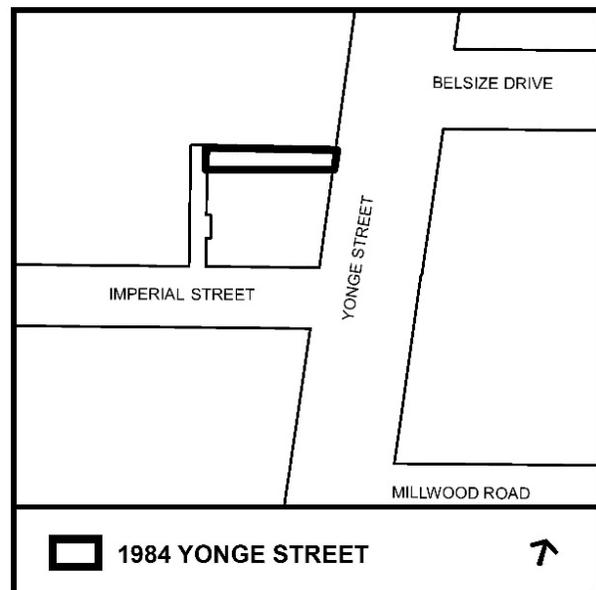
From: Chief Planner and Executive Director, City Planning Division

Wards: 22 - St. Paul's

SUMMARY

This report recommends receipt of the heritage evaluation of the property at 1984 Yonge Street. The report concludes that the property does not merit inclusion on the City of Toronto's Heritage Register because it does not meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Located on the west side of Yonge Street between Imperial Street and Glebe Road West in Davisville, the property at 1984 Yonge Street contains a semi-detached house form building.



RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council receive the Heritage Evaluation for 1984 Yonge Street, attached as Attachment 3 to the report (June 12, 2017) from the Chief Planner and Executive Director, City Planning Division, for information.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report

DECISION HISTORY

At its meeting of July 12, 2016, City Council adopted PG13.1 "Midtown in Focus: Growth, Built Form and Infrastructure Review - Status Report" including the findings and emerging directions of the first phase of the review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

COMMENTS

The subject property is located within the current Midtown in Focus Study area. A Cultural Heritage Resource Assessment (CHRA) is being undertaken as part of the Built Form study to identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations. The property at 1984 Yonge Street was among those identified in the CHRA as being a potential cultural heritage resource to be reviewed for inclusion on the City's Heritage Register.

In December 2016, site plan and rezoning applications were made for a mixed use eight-storey building on the property at 1984 Yonge Street:
<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4084134&isCofASearch=false&isTlabSearch=false>

A location map and photograph are attached as Attachments 1 and 2. The property at 1984 Yonge Street has been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summary (Attachment 3).

The property at 1984 Yonge Street contains a semi-detached house form building dating to the late 19th century that was owned by members of the Davis

family and used as the parsonage for the neighbouring Davisville Methodist Church until 1910. Between 1897 and 1900, the subject property was the childhood home of Lester B. Pearson (1897-1972), Prime Minister of Canada, when his father served as the minister of Davisville Methodist Church. While this associative connection to the Prime Minister of Canada is of historical interest, the physical integrity of the property to support cultural heritage value according to provincial criteria no longer exists due to the alterations to the front elevation of the building, the removal of the adjoining semi-detached house that was its mirror image, and the changes to its historical context and setting.

CONTACT

Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: Tamara.Anon-Cartwright@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph
Attachment 3: Research and Evaluation Summary



This location map is for information purposes only; the exact boundaries of the property are not shown. The **arrow** marks the location of 1984 Yonge Street.



Principal (east) elevation of the semi-detached house form building on the property at 1984 Yonge Street (Heritage Preservation Services, 2017).

RESEARCH AND EVALUATION SUMMARY: 1984 YONGE STREET



1984 Yonge Street: Heritage Preservation Services, 2017

HISTORICAL CHRONOLOGY: 1984 YONGE STREET¹

| Key Date | Historical Event |
|----------|---|
| 1791 | York Township is surveyed, with Lot 17 in the 3rd Concession from the Bay set aside as a Clergy Reserve |
| 1845 | English emigrant John Davis settles on Yonge Street between Deer Park and York Mills, establishing his pottery (afterward Davisville Pottery) in the hamlet where he becomes the community's first post master and a founder of the local Wesleyan Methodist church |
| 1851 | Davisville is illustrated on Browne's map of York Township (Image 2a) |
| 1870 | Representatives of the Church of England register Plan 306 on part of Lot 17 (Image 2b) |
| 1884 | John Davis's son, F. N. (Francis) Davis, a butcher, is recorded in the tax assessment rolls for York Township as the owner of six acres in Lot 17 on the west side of Yonge Street; five years later (1889), his allotment is described as 1½ acres |
| 1887 | When the new Davisville Methodist Church is officially opened on the west side of Yonge Street north of Frederick (Imperial) Street, the Ladies' Aid Society rents the semi-detached house next door |

¹ Throughout most of the 20th century, the subject property was numbered "1982" Yonge Street

| | |
|-----------|---|
| | for the parsonage (the subject property) |
| 1889 | Davisville amalgamates with the community of Eglinton to the north as the Village of North Toronto |
| 1890 Apr | Composed of Davisville, Eglinton and Bedford Park, the Town of North Toronto is incorporated |
| 1890 July | The first tax assessment roll for Davisville Ward in the Town of North Toronto records the semi-detached houses on the subject property, with Methodist minister J. J. Ferguson as the tenant to F. N. Davis in the north half (the subject building) beside the church |
| 1890 | The update to Goad's Atlas illustrates the semi-detached houses, including present-day 1984 Yonge Street (Image 2d) |
| ca 1890s | Part of the subject property is shown in a photograph of Davisville Methodist Church (Image 2e) |
| 1897-1900 | Reverend Edwin A. Pearson is Davis's tenant at present-day 1984 Yonge Street where he resides with his family, including son Lester Bowles Pearson, the future Prime Minister of Canada |
| 1910 Apr | According to the tax assessment rolls, and prior to the completion of the purpose-built parsonage on Millwood Road, Methodist minister George W. Robinson resides in the south semi, while F. N. Davis's widow, Tamar Davis, owns and occupies the subject building |
| 1913 Sept | Following the annexation of North Toronto by the City of Toronto, William Simmonds, a teamster, is Tamar Davis's tenant in the subject building |
| 1921 Nov | The subject property is shown in an archival photograph (Image 2f) |
| 1967 | The subject building (then addressed as 1982 Yonge) is damaged in a fire |

The property at present-day 1984 Yonge Street is located in the Toronto neighbourhood of Davisville. It originated as a small hamlet named for early settler John Davis, who founded a pottery in the locale in 1845 where he and his family became prominent landowners, business proprietors, and community leaders. John Davis and Sons Pottery (afterward Davisville Pottery) remained the industrial focus of the area, as well as “one of the most successful pottery operations in Ontario” for 85 years.² In 1889, Davisville and neighbouring Eglinton amalgamated as the Village of North Toronto, which was expanded and incorporated as a Town the next year. Development was delayed until the end of the 19th century when parts of the adjoining Clergy Reserve were subdivided and transportation links to Toronto improved, leading to the annexation of North Toronto by the City of Toronto in 1912.

² Myrvold, 14

The subject property at 1984 Yonge Street was situated in the former Clergy Reserve prior to its subdivision under Plan 306 in 1870.³ Surviving archival records indicate that the lands along the west side of Yonge Street, north of Imperial (formerly Frederick) Street, were acquired by members of the Davis family, including the allotment donated for the Davisville Methodist Church where a modest frame church was constructed in 1860. Founded as a Wesleyan Methodist mission, the growth of the congregation led to the church's independence in 1885 and the unveiling of a new brick edifice two years later.⁴ With the minister now based in the community, "half the house next door to the Yonge Street church was rented as a parsonage by the Ladies Aid."⁵ This referenced the pair of semi-detached houses owned by John Davis's son, F. N. (Francis) Davis, who was identified in the city directories as the proprietor of a butcher shop in Davisville with a branch at St. Lawrence Market. Between 1897 and 1900, the parsonage housed Reverend Edwin A. Pearson and his family, including his son, Lester Bowles Pearson (1897-1972), the future Prime Minister of Canada (1963-1968).⁶ In his memoirs, Pearson wrote that "my first memories include somewhat uncertainly a pottery across the road from our home in Davisville..."⁷ Since Methodist ministers typically received a new posting every three years, Pearson moved with his family from Davisville to Aurora, Ontario, where he started school, returning to the extant semi-detached house at 697 Dovercourt Road beside Centennial Methodist Church in Toronto.⁸

The tax assessment rolls for the Town of North Toronto reveal that the subject building at present-day 1984 Yonge remained the Methodist parsonage between 1900 and 1910. However, during the latter year while a purpose-built parsonage was completed on Millwood Road, the Methodist minister resided in the south half of the semi-detached houses while F. N. Davis's widow, Tamar S. Davis, owned and occupied the subject building now known as 1984 Yonge Street. It was later converted to commercial uses, and its occupants included the Dutch Weaving House.

3 As shown on the maps and plan attached as Image 2, the alignment of Yonge Street placed part of the Clergy Reserve on the west side of the street

4 Following the union of the Canada Methodist Church with many Presbyterian and Congregational churches as the United Church of Canada, Davisville Methodist Church was renamed Glebe Road United Church in 1925 and commissioned a new church building on the east side of Yonge Street that same year

5 "Glebe Road United Church, 1850-1875," United Church of Canada Archives, Fonds 1794, 5. Although the dwellings occupied by Methodist clergy were called either parsonages or manses, the subject property is consistently referred to as a parsonage in congregational records housed at the United Church of Canada Archives

6 Pearson, who served as Canada's Secretary of Estate for External Affairs beginning in 1948 and as President of the United Nations General Assembly in 1952, was awarded the Nobel Prize in 1957 for his role in resolving the "Suez Crisis" in the Middle East

7 Pearson, 11

8 Pearson, 8. The former Methodist parsonage in Aurora is designated under Part V of the Ontario Heritage Act as part of the Northeast Old Aurora Heritage Conservation District. Centennial Methodist became Centennial Japanese United Church before it was converted to the Church Lofts at 701 Dovercourt

As shown in the current photographs (above and Image 3d), the property at 1984 Yonge Street contains the surviving north half of a pair of late-19th century semi-detached houses that were typical of those designed in the style now dubbed “Bay-n-Gable” for the prototypical combination of a gable above a bay window. Described as “Toronto’s own and Toronto’s only, an anomaly indigenous to our city,” the majority of Toronto’s Bay-n-Gables were semi-detached houses that were individually distinguished by their fenestration and decorative detailing from the late Victorian era. The archival photograph attached as Image 2f shows the original design of the house at 1984 Yonge Street and its neighbour as mirror images with the entrances placed in the centre and flanked by a single square bay window in the first (ground) floor and decorative bargeboard in the gable. The surviving house has been re-clad, the decorative trim removed, and the window detailing changed.

The property at 1984 Yonge Street is located on the west side of the thoroughfare, north of Imperial Street. Directly south, on the northeast corner of Yonge Street and Davisville Avenue, the J. J. Davis General Store and Post Office (1894) at 1900 Yonge Street is listed on the City’s Heritage Register, along with the John Davis House (1860) at 66 Millwood Road (Images 3a and 3b). Another extant property in Davisville associated with the Davis family is the Joseph Stanley Davis House (ca 1880) at 26 Millwood Road (Image 3c).⁹

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

| Design or Physical Value | |
|--|-----|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | N/A |
| ii. displays high degree of craftsmanship or artistic merit | N/A |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

The property at 1984 Yonge Street contains the north half of a pair of late-19th century semi-detached house form buildings. While the subject building retains its characteristic bay window and gable, its re-cladding and other changes to the principal (east) elevation, as well as the removal of the south half of the pair, has significantly impacted its integrity.

| Historical or Associative Value | |
|--|-----|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | N/A |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

⁹ Both Davis Houses were relocated from Yonge Street in the early 20th century

As the parsonage for the Davisville Methodist Church during the late-19th and early-20th centuries, the property at 1984 Yonge Street is associated with Lester Bowles Pearson, who served as Prime Minister of Canada between 1897 and 1900. However, Pearson's connection with the subject property was brief and does not elevate the property's potential heritage value.

| Contextual Value | |
|---|-----|
| i. important in defining, maintaining or supporting the character of an area | N/A |
| ii. physically, functionally, visually or historically linked to its surroundings | N/A |
| iii. landmark | N/A |

Contextually, with the changes to both the property at 1984 Yonge Street and its environs, the surviving semi-detached house form building at 1984 Yonge Street does not contribute to the character of the Davisville neighbourhood, it retains no links to its surroundings, and is not identified as a local landmark.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1984 Yonge Street does not merit inclusion on the City of Toronto's Heritage Register. The property at 1984 Yonge Street contains a semi-detached house form building dating to the late 19th century that was owned by members of the Davis family and used as the parsonage for the neighbouring Davisville Methodist Church until 1910. Between 1897 and 1900, the subject property was the home of the future Prime Minister of Canada, Lester B. Pearson (1897-1972), when his father served as the minister of Davisville Methodist Church. While this associative connection to the Prime Minister of Canada is of historical interest, the physical integrity of the property to support cultural heritage value according to provincial criteria no longer exists due to the alterations to the front elevation of the building, the removal of the adjoining semi-detached house that was its mirror image, and the changes to its historical context and setting.

SOURCES

Archival Sources:

Abstract Indices of Deeds, York Township, Concession 3 from the Bay, Lot 17, and Plan 306, Lot 2

Archival Photographs, City of Toronto Archives and Toronto Public Library
(individual citations with images)

Assessment Rolls, City of Toronto, Ward 3, Division 7, 1912 ff.

Assessment Rolls, Town of North Toronto, Davisville Ward, 1890-1911

Assessment Rolls, York Township, 1882-1899

Browne, Map of York Township, 1851

City Directories, 1873 ff.

Goad's Atlases, 1884-1924

Secondary Sources:

Building Records, City of Toronto, Toronto and East York, 1951 ff.

Church History File, Glebe Road United Church (formerly Davisville Methodist Church), United Church of Canada Archives, Fonds 1794

Davis Family Records, www.ancestry.ca

Davisville Village Walk, North Toronto Historical Society, revised 1984

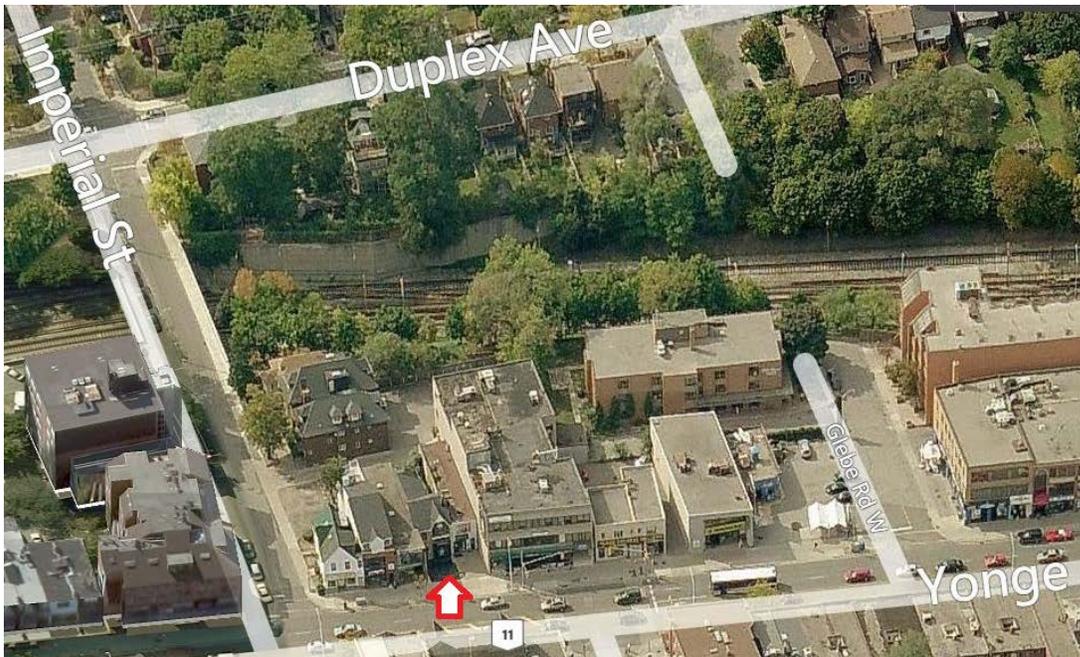
“Edwin A. Pearson,” <https://krassoc.wordpress.com/2012/20/21/Edwin-a-pearson-b-a-d-d-wesley-methodist-minister>

Myrvold, Barbara, *North Toronto in Pictures, 1889-1912*, 1974

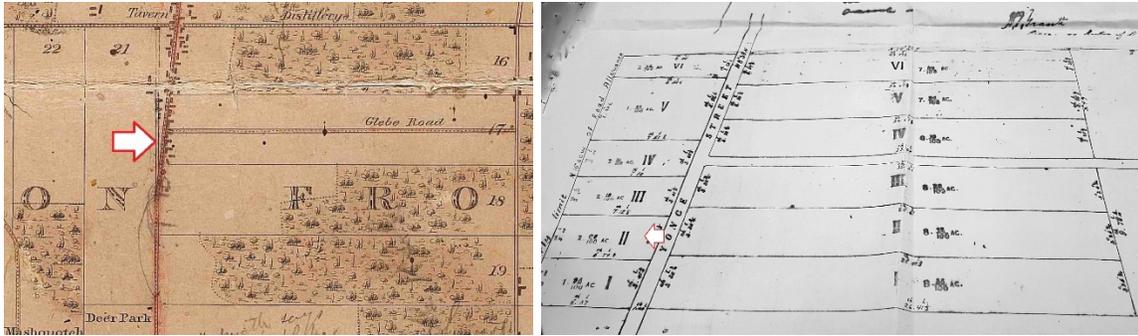
Pearson, Lester B., *Mike: The Memoirs of the Right Honorable Lester B Pearson*, Vol. 1, 1972

Ritchie, Don, *North Toronto*, 1992

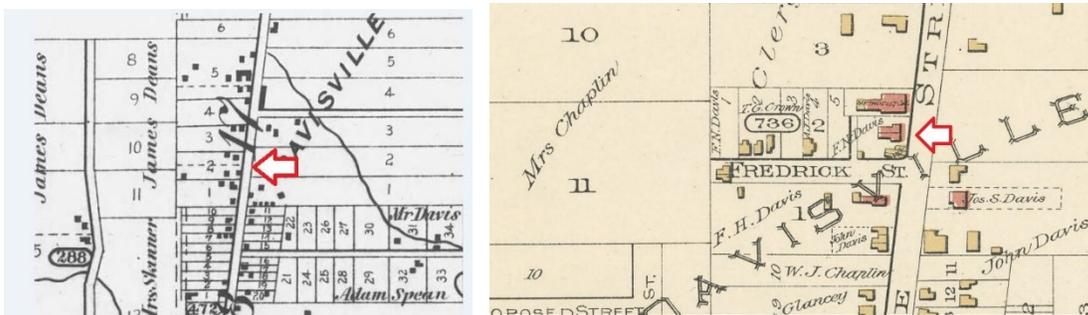
IMAGES



1. Current Location Map and Aerial Photograph: showing the location of the property at 1984 Yonge Street on the west side of the street between Imperial Street (south) and Glebe Road West (north). The aerial image is aligned with north on the right (City of Toronto Property Data Map, above, and www.bing.com/maps, below).



2a. Browne's Map of York Township, 1851 (left), showing Davisville; and, 2b. Plan 306, 1870 (right), with the subject property on Lot II (2) on the west side of Yonge Street



2c. and 2d. Goad's Atlases, 1884 (left) and 1890 (right), where the 1890 update illustrates the pair of semi-detached houses south of Davisville Methodist Church (the north half is the subject building)



2e. and 2f. Archival photographs, 1984 Yonge Street, south of Davisville Methodist Church, in the 1890s (left) and 1921 (right)

2. Archival maps and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Plan 306, Land Registry Office, Toronto; archival photographs, ca. 1890, Toronto Public Library, Item r-1957, and 1921, City of Toronto Archives, Fonds 1231, Item 711.



3a. Archival Photograph, J. J. Davis General Store and Post Office (1894), 1900 Yonge Street, 1980



3b. Archival Photograph, John Davis House (1860), 66 Millwood Road, 1983 (left); and, 3c. Current Photograph, Joseph Stanley Davis House (ca. 1880), 26 Millwood Road, 2016 (right)



3d. Contextual photograph, 1984 Yonge Street, 2017

3. Archival and Current Photographs, Davisville and 1984 Yonge Street: archival photographs, Toronto Historical Board, 1980 and 1983; current photographs, Heritage Preservation Services, 2016 and 2017.